



site plan keynotes

- 7" THICK MINIMUM, CONCRETE TRUCK APRON, OR CONCRETE SLAB ON GRADE. 4000 PSI W/ CONSTRUCTION AND/OR EXPANSION JOINTS A MAXIMUM OF 15'-0" O.C. EXPANSION JOINTS TO BE A MIN. OF 1'-1/4" DEEP AND A MAXIMUM ULTIMATE WIDTH OF 1/4". VERIFY WITH SOILS ENGINEER. PROVIDE HEAVY BROOM FINISH. PROVIDE 1/4"x24" DOUELS @ 12" O.C. AT ALL CONSTRUCTION JOINTS.
- ASPHALT CONCRETE (AC) PAVING, SEE SOILS REPORT FOR SECTION REQUIREMENTS. SEE "C" DRAWINGS FOR LOCATION.
- 4" CONCRETE WALKWAY SEE 17 AD.1.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER CITY STANDARDS. SEE CIVIL DRAWINGS. PROVIDE CONCRETE W/ LIGHT BROOM FIN. AT ALL DRIVE LOCATIONS. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AT A MAXIMUM OF 15' O.C. SPACING.
- 5'-6" WIDE X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY.
- CONCRETE TILT-UP SCREEN WALL.
- CONC. FILLED GUARDPOST 6" DIA. 42" H. U.N.O., SEE DETAIL 9/AD.1.
- DISABLED PERSON STD. PARKING STALL. SEE 19/AD.1.
- APPROXIMATE LOCATION OF ELECTRICAL SUB STATION. SEE ELECTRICAL. SEE LANDSCAPE DWGS. FOR SCREENING.
- CONCRETE SWALE, SEE "C" DWGS.
- CROSSWALK 4" WIDE BLUE STRIPS 3'-0" O.C.
- HANDICAPPED PATH OF TRAVEL.
- LANDSCAPE, ALL LANDSCAPE AREAS INDICATED BY HATCH PATTERN. SEE LANDSCAPING PLANS.
- LANDSCAPE PLANTER. SEE LANDSCAPING DRAWINGS.
- PEDESTRIAN LIGHT BOLLARD. SEE LANDSCAPING PLANS.
- DRAIN TO CURB, SEE DETAIL 19/AD.3 AND "C" DWGS.
- EXTERIOR STAIR W/ STEEL HANDRAIL ONLY. SEE 12/AD.2.
- EXTERIOR CONC. STAIR SEE 5/ AD.2
- EXTERIOR CONCRETE STAIR SEE 1/AD.2
- TRASH COMPACTOR N.I.C.
- TRASH ENCLOSURE. SEE 5/AD.2
- FIRE HYDRANT. SEE FIRE PROTECTION DRAWINGS.
- HANDICAP ACCESSIBILITY ENTRY SIGN. SEE 15/AD.1.
- DISABLED PERSONS ACCESS RAMP AT CURB SEE 20/AD.1
- CONC. WHEEL STOP SEE 3/AD.1
- FIRE SERVICE LOCATIONS, SEE "FF" DWGS FOR DETAIL AND SEE "C" DWGS FOR SCREENING.
- FIRE DEPARTMENT KNOX BOX.
- NOT USED
- VAN POOL PARKING. STRIP AND SIGN AS PER CITY REQUIREMENTS
- CAR POOL PARKING. STRIP AND SIGN AS PER CITY REQUIREMENTS
- NOT A LEGAL EXIT, OR BUILDING ENTRANCE. THIS DOOR IS REQUIRED FOR FIRE DEPARTMENT ACCESS "ONLY" PER U.F.C. CHAPTER 21.
- PROVIDE METAL, MANUALLY OPERATED GATES (10' H. U.N.O.) W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED FOR 50 MPH WIND LOAD. EXPOSURE "C". CONTRACTOR TO DESIGN & DETAIL GATES. PROVIDE SHOP DWGS & CALC. PRIOR TO FABRICATION.

site plan general notes

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY NORCAL ENGINEERING, PROJECT # 8095-99, DATED MAY 12, 1999
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- A SEPARATE PERMIT SHALL BE OBTAINED FOR ALL FENCES, SCREEN WALLS, TRASH ENCLOSURES, LIGHT POLE BASES & SIGNAGE PER CITY STANDARDS.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- IN ORDER TO QUICKLY CLEAN GRAFFITI VANDALS AND TO ENSURE COLOR MATCH DURING PAINT-OVER, THE OWNER SHALL HAVE ON SITE A MINIMUM OF FIVE GALLONS OF PAINT AT ALL TIME. COLORS SHALL MATCH TO THE BUILDING'S FINISH.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- A SEISMIC GAS SHUTOFF VALVE IS TO BE INSTALLED ON EACH FUEL GAS FOR NEW BUILDINGS AND FOR ADDITIONS OR ALTERATIONS WITH A VALUATION OF \$10,000 OR MORE. FOR PERMIT INFORMATION CONTACT THE PLUMBING DIVISION AT 213-485-2311.
- LOW CONSUMPTION WATER CLOSETS SHALL BE INSTALLED

site plan

SCALE: 1" = 40'-0"

site legend

- LANDSCAPED AREA
- CONC. PAVING
- STANDARD PARKING STALL 9' X 18'
- HANDICAP PARKING STALL SEE DETAIL
- HANDICAP ACCESS ROUTE FROM THE STREET TO THE BUILDING
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION
- EXISTING FENCE TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- CATCH BASIN APPROX. LOCATION
- WATER LINE
- GAS LINE
- SEWER LATERAL

tabulations

Site	BUILDING C	BUILDING B	BUILDING A	TOTAL
Site Area	273,230 S.F.	332,201 S.F.	396,548 S.F.	1,001,979 S.F.
Warehouse Area	100,726 S.F.	184,815 S.F.	203,055 S.F.	488,596 S.F.
Mezzanine (Future)	9,000 S.F.			9,000 S.F.
TOTAL AND	109,726 S.F.	184,815 S.F.	203,055 S.F.	497,596 S.F.
Site Coverage Coverage	40.2 %	52.5 %	51.2 %	48.7 %
Parking Required	220 STALLS	20 STALLS	20 STALLS	260 STALLS
1/500 MANUFACTURING				
1/500 WAREHOUSE (151' 10,000 SF)				
1/5000 WAREHOUSE				
TOTAL PARKING REQUIRED -	220 STALLS	37 STALLS	63 STALLS	340 STALLS
Parking Provided	191 STALLS	148 STALLS	152 STALLS	491 STALLS
STANDARD (9' X 18')	24 STALLS			24 STALLS
COMPACT (5' X 16')	8 STALLS	6 STALLS		14 STALLS
HANDICAP (9' X 18')	17 STALLS			17 STALLS
TRAILERS				
TOTAL PARKING PROVIDED	223 STALLS	171 STALLS	178 STALLS	572 STALLS

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Project:

FRANCISCO BUSINESS CENTER

BUILDING A B & C
BLDG. A - 1540 FRANCISCO ST.
BLDG. B - 1580 FRANCISCO ST.
BLDG. C - 20100 WESTERN AVE.
Los Angeles, CA

Consultants:

CIVIL: Danjon Engineering
STRUCTURAL: Ajit Randhava & Assoc.
MECHANICAL: Engineering Resources
PLUMBING: Engineering Resources
ELECTRICAL: Engineering Resources
LANDSCAPE: Wilson & Assoc.
FIRE PROTECTION: J.M. Carden Sprinkler Co.
SCAFFOLDING: NorCal Engineering

Title: overall site plan

Project Number: 99021

Drawn by: I.K.

Date: 11/29/99

Revision: BID SET 11/29/99

CONSTRUCTION SET 02/21/00

SITE AREAS ADJUST 08/21/00

Sheet:

A1.1